

Village of Croton-on-Hudson Schedule of Uses

Residential Districts			
District / Code Section	Permitted Principal Uses	Special Permit Uses	Accessory Uses
RA-40 / §230-9 RA-25 / §230-10 RA-9 / §230-11 RA-5 / §230-12	1. one-family detached dwellings 2. municipal buildings, structures, and uses 3. raising of field & garden crops, vineyard & orchard farming, maintenance of nurseries and seasonal sale of products (no building may be erected)	1. places of worship and parish houses, schools, philanthropic and eleemosynary institutions, hospitals and sanitariums, nursing and convalescent homes, or homes for the aged ²⁴ 2. libraries 3. arboretums 4. railroad and public utility rights-of-way and structures ²⁵ 5. annual membership clubs ²⁶ 6. operation, maintenance and preservation of historic sites, buildings, restorations, and landmarks 7. funeral homes ²⁷ 8. day-care centers, as accessories to principal use ²⁸ 9. bed & breakfast establishments ²⁹ as accessories to principal use	1. customary home occupations ³⁰ 2. professional offices and studios ³¹ 3. garden house, tool house, playhouse, greenhouse or swimming pool ³² 4. private garage for residents and leasing (not more than one space) to nonresidents 5. roomers/boarders (not more than one) 6. domestic animals ³³
One-Family Residence			
RB / §230-13	1. Any use permitted in RA-40 districts 2. Two-family dwellings	Any special permit use permitted in RA-40 districts	Any accessory use permitted in RA-40 districts
Two-Family Residence	3. Boarding or rooming house, with not more than three persons in addition to residing family		
RC / §230-14	1. All RA-9 and RB uses 2. One office or studio per 20 d.u.s. ³⁴ 3. Dwelling for three or more families; lot under single owner	Any special permit use permitted in RA-40 districts	Any accessory use permitted in RA-40 districts
Multiple Residence			

²⁴ See §230-9(4)(a) through (f)
²⁵ See §230-9(5)
²⁶ See §230-9(6)
²⁷ See §230-9(8)
²⁸ See §230-9(10)(g)

³⁰ See §230-9(10)(h)
³¹ See §230-9(10)(a)
³² See §230-9(10)(b)
³³ See §230-9(10)(c)
³⁴ See §230-9(10)(f)
³⁵ See §230-14A(1)(a)

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Office Districts			
District / Code Section	Permitted Principal Uses	Special Permit Uses	Accessory Uses
O-1 / §230-15 Limited Office	1. Any use permitted in RB districts 2. Business and professional offices, and research, design and development laboratories ³⁵	Special uses permitted in RA-40 districts	1. Any accessory uses permitted in RB districts 2. Accessory uses to business and professional offices, research, design and development laboratories
O-2 / §230-15 Limited Office	1. Business and professional offices, showrooms, and research, design and development laboratories, including clinics, cafeterias, and recreational facilities for exclusive use of company employees 2. Manufacturing, assembling, converting, altering, finishing, cleaning or other processing or products, not using more than 40% of total floor area ³⁶	Special uses permitted in RA-40 districts	None

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³⁵ See §230-15A(2)

³⁶ See. §230-15B(1)(b)

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Commercial Districts			
District / Code Section	Permitted Principal Uses	Special Permit Uses	Accessory Uses
C-1 / §230-16 Central Commercial	<ol style="list-style-type: none"> 1. retail stores and banks 2. personal service establishments 3. business, professional or government offices 4. service establishments of a non-personal nature 5. theaters and restaurants 6. outlets and pickup stations for laundries and cleaning establishments³⁷ 7. newspaper printing³⁸ 8. schools and places of worship 9. signs accessory to an establishment³⁹ 	<ol style="list-style-type: none"> 1. light manufacturing, assembling, converting, altering, finishing, cleaning or other processing of products, where goods are sold on and off the premises⁴⁰ 2. social clubs or other non-profit organizations 3. public utility structures 4. day-care centers⁴¹ 5. mixed-occupancy in accordance with §230-42.1 	None
C-2 / §230-17 General Commercial	<p>Any use permitted in C-1 districts, except retail stores</p>	<ol style="list-style-type: none"> 1. retail stores 2. motor vehicle service stations⁴² 3. social clubs or other non-profit organizations 4. bowling alleys, billiard halls, miniature golf courses and similar amusement establishments 5. storage or repair garages 6. animal hospitals 7. hotels or inns⁴³ 8. public utility structures 9. automobile sales and service agencies for sale of new automobiles and accessories⁴⁴ 10. mixed occupancy in accordance with §230-42.1 	Customary accessory uses to automobile sales and service agencies

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³⁷ See §230-16A(6)
³⁸ See §230-16A(7)
³⁹ See §230-16A(9)
⁴⁰ See §230-16B(1)
⁴¹ See §230-16B(4)
⁴² See §230-17-B(1)
⁴³ See §230-17-B(5)
⁴⁴ See §230-17-B(7)

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Light Industrial and Waterfront Commercial Districts			
District / Code Section	Permitted Principal Uses	Special Permit Uses	Accessory Uses
LI ⁴⁵ / §230-18 Light Industrial	<ol style="list-style-type: none"> business and professional offices including related showrooms railroad lines and stations motor vehicle parking structures and parking lots, conforming to §230-51F 	<ol style="list-style-type: none"> light manufacturing, assembling, converting, altering, finishing, cleaning or any other processing of products research, design and development laboratories⁴⁶ storage and dispensing of motor fuel and lubricants, as part of motor vehicle parking lots and structures for parking lots hotels, inns and restaurants occasional retail sales incidental to conduct of permitted uses utilities warehousing and wholesaling; freight distribution centers and terminals⁴⁷ 	<ol style="list-style-type: none"> storage of goods or equipment accessory to permitted uses keeping, breeding and raising of rodents and other small fur-bearing animals for laboratory purposes utility facilities maintenance and service facilities clinics, cafeterias, lunchrooms and recreation facilities not open to public participation structures for disposal of sewage and other wastes parking all and any other similar accessory uses consistent with permitted uses
WC / §230-19 Waterfront Commercial	<ol style="list-style-type: none"> facilities for water-oriented and athletic activities, including but not limited to: <ul style="list-style-type: none"> bathing beaches and pools waterskiing, fishing, sailing and boating ice-skating and other winter sports tennis, handball, basketball, baseball, softball and similar sports picnic grounds facilities for culturally-oriented activities, including but not limited to: <ul style="list-style-type: none"> performing arts theaters band shells museums and art galleries 	<ol style="list-style-type: none"> restaurants hotels, motels and boatels retail sales outlets for supply to the ultimate consumer of goods and services immediately related to any WC uses marinas small boat repair facilities temporary fairgrounds docks and piers for any WC uses 	None

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⁴⁵ See §230-18 for additional regulations

⁴⁶ See §230-18C(2)

⁴⁷ See §230-18C(7)

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Parks, Recreation and Education (PRE) Districts			
District / Code Section	Permitted Principal Uses	Special Permit Uses	Accessory Uses
PRE-1 / §230-20 Passive Open Space	<ol style="list-style-type: none"> 1. natural open space areas and uses designed for environmental or ecological wildlife preservation 2. bird and wildlife sanctuaries 3. parks and passive use 4. open space or woodland preserving important vistas, view corridors or scenic resources 5. paths, boardwalks or bridges for above uses 	Public utility installations deemed necessary to serve properties within the Village ⁴⁸	<ol style="list-style-type: none"> 1. off-street parking of passenger and commercial vehicles in the open⁴⁹ 2. maintenance, security or utility structures serving specific needs 3. other accessory uses incidental to principal use on site
PRE-2 / §230-20 Active Open Space	<ol style="list-style-type: none"> 1. Picnic grounds, beaches and similar recreation facilities 2. Parks and gardens 3. Playing fields and all other facilities for athletic sporting activities, including grandstands and scoreboards 4. administration and control buildings; toilet, locker and shower facilities; band shells; gazebos and shelters; and outdoor stage platforms 5. all uses permitted under PRE-1 	Any special permit use permitted in PRE-1 districts	Any accessory use permitted in PRE-1 districts
PRE-3 / §230-20 Educational Buildings	<ol style="list-style-type: none"> 1. public schools, public buildings and other public facilities for educational and instructional purposes 2. zoos, aquariums and other botanical gardens 3. performing arts theaters, band shells, museums, art galleries, libraries, and other culturally-oriented facilities 4. all uses permitted under PRE-1 and PRE-2 	Any special permit use permitted in PRE-1 districts	Any accessory use permitted in PRE-1 districts

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⁴⁸ See §230-20F

⁴⁹ See §230-20D(1)

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Waterfront Development District			
District / Code Section	Permitted Principal Uses	Special Permit Uses	Accessory Uses
WD / §230-22.D & 230-22.E Waterfront Development District	<ol style="list-style-type: none"> 1. recreational uses: <ul style="list-style-type: none"> - swimming, waterskiing, fishing, sailing and boating - ice skating - tennis, platform tennis and other racquet sports, handball, basketball and other similar sports - picnic areas, playgrounds and trails 2. residential uses: <ul style="list-style-type: none"> - attached or detached single-family dwellings - two-family dwellings - multiple-family dwellings - recreational and public assembly facilities associated with residential development 	<ol style="list-style-type: none"> 1. restaurants 2. marinas and yacht clubs 3. ferry terminals 4. docks and piers for any permitted uses under this section 5. repair facilities for recreational boats 6. public utilities 7. municipal facilities, subject to §230-45 8. cultural uses: <ul style="list-style-type: none"> - performing arts theaters - temporary art, craft and educational exhibits - band shells - museums 	<ol style="list-style-type: none"> 1. customary home occupations in accordance with §230-9A(10)(a) 2. professional offices or studios in accordance with §230-9A(10)(b) 3. retail sales of items incidental to conduct of nonresidential uses approved on final site development plan

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